

179.0

0008

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

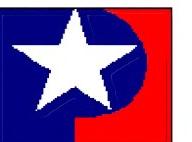
644,300 / 644,300

USE VALUE:

644,300 / 644,300

ASSESSED:

644,300 / 644,300



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HOMER RD, ARLINGTON

## OWNERSHIP

Owner 1:	PICARDI JOHN M & EVA M	Unit #:
Owner 2:	LIFE ESTATE	
Owner 3:		

Street 1: 8 HOMER RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	PICARDI JOHN M & EVA M -
Owner 2:	-

Street 1: 8 HOMER RD

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

## NARRATIVE DESCRIPTION

This parcel contains 7,040 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Wood Shingle Exterior and 1346 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7040		Sq. Ft.	Site		0	70.	0.90	7									441,840						441,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7040.000		201,900		600		441,800		644,300							
Total Card							0.162		201,900		600		441,800		644,300		Entered Lot Size					
Total Parcel							0.162		201,900		600		441,800		644,300		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

## PREVIOUS ASSESSMENT

Parcel ID								
179.0-0008-0008.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	201,900	600	7,040.	441,800	644,300	644,300
2019	101	FV	218,400	600	7,040.	441,800	660,800	660,800
2018	101	FV	217,700	600	7,040.	372,400	590,700	590,700
2017	101	FV	217,700	600	7,040.	340,800	559,100	559,100
2016	101	FV	217,700	600	7,040.	290,400	508,700	508,700
2015	101	FV	180,500	600	7,040.	252,500	433,600	433,600
2014	101	FV	180,500	600	7,040.	233,500	414,600	414,600
2013	101	FV	180,500	600	7,040.	222,200	403,300	403,300

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
PICARDI JOHN M	72408-544		4/2/2019	Convenience			1	No	No				
	9397-103		1/1/1901	Family				No	No	N			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2003	980	Re-Roof	4,000					

Date	Result	By	Name
7/18/2018	Meas/Inspect	BS	Barbara S
11/7/2008	Meas/Inspect	345	PATRIOT
4/25/2000	Inspected	263	PATRIOT
1/5/2000	Measured	264	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

